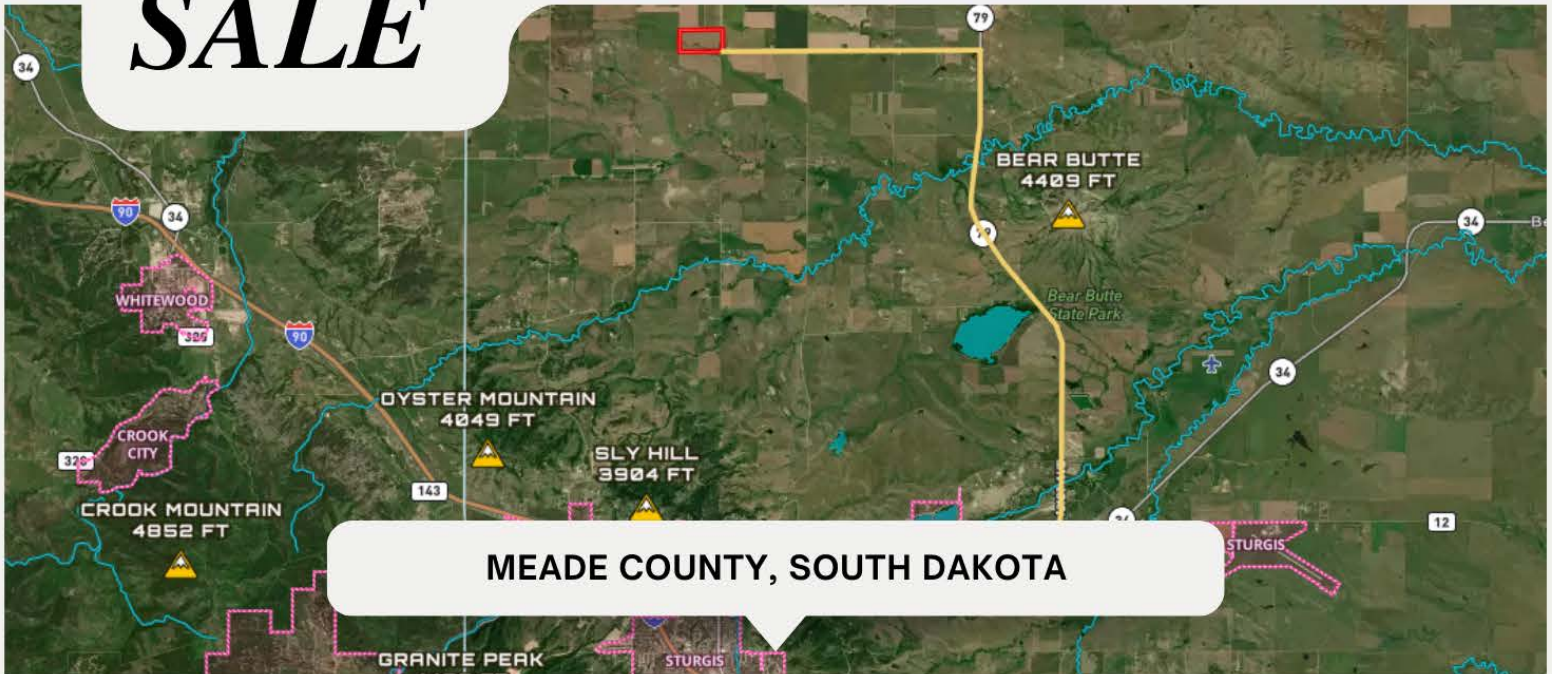


LAND FOR SALE

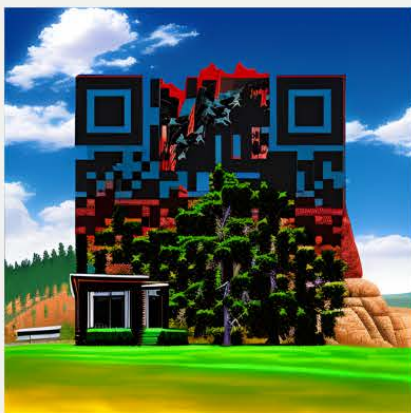
\$11,500/ACRE



PROPERTY FEATURES:

🌱 Discover the perfect opportunity with this 80-acre gem of primary farmland, situated just 6 miles north of Sturgis and Whitewood. 🚗 Access is a breeze via a well-maintained gravel road off Hwy 79.

🌱 This versatile land is a mix of grass & alfalfa, currently thriving as productive hayland. With rich Nunn clay loam soils and an impressive average CPI of 85.52, it's ideal for growing hay and crops. 🌱 The mostly level terrain features a natural drainage draw, making it both picturesque and practical. ⭐ Also this acreage has water 💧 on site and electricity ⚡ to the site, with a great view of Bear Butte 🏔️ and the Black Hills! Don't miss your chance to own a piece of this agricultural 🌱 or residential 🏠 or campground 🏕️ haven!



CONTACT DETAILS:

- 📞 605-842-3212
- ✉️ rick@shippyrealty.com
- 🌐 shippyrealty.com